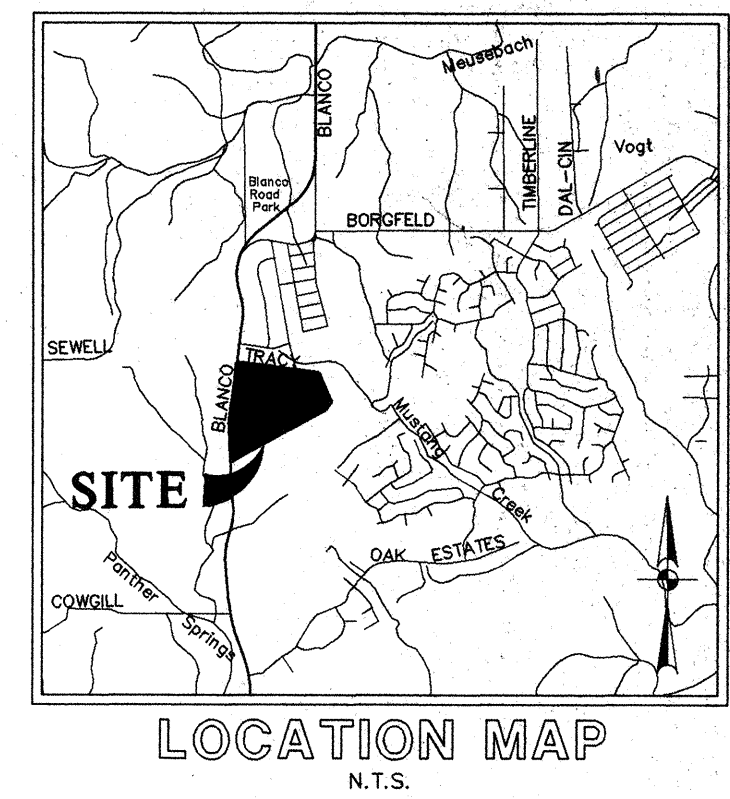
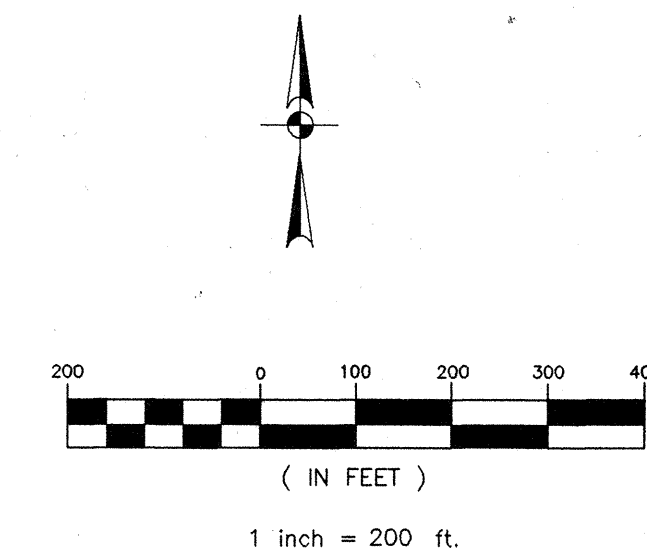


NOTE:
ALL RESIDENTIAL LOTS ABUTTING THE P.U.D. BOUNDARY LINE SHALL HAVE A MINIMUM OF 20-FOOT REAR BUILDING SETBACK EXCEPT LOTS FRONTING ON CUL-DE-SACS, EYEBROWS, OR ELBOWS AND OTHER IRREGULAR SHAPED LOTS SHALL HAVE A MINIMUM 10-FOOT REAR SETBACK AS PER SECTION 35-3351 OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF SAN ANTONIO.

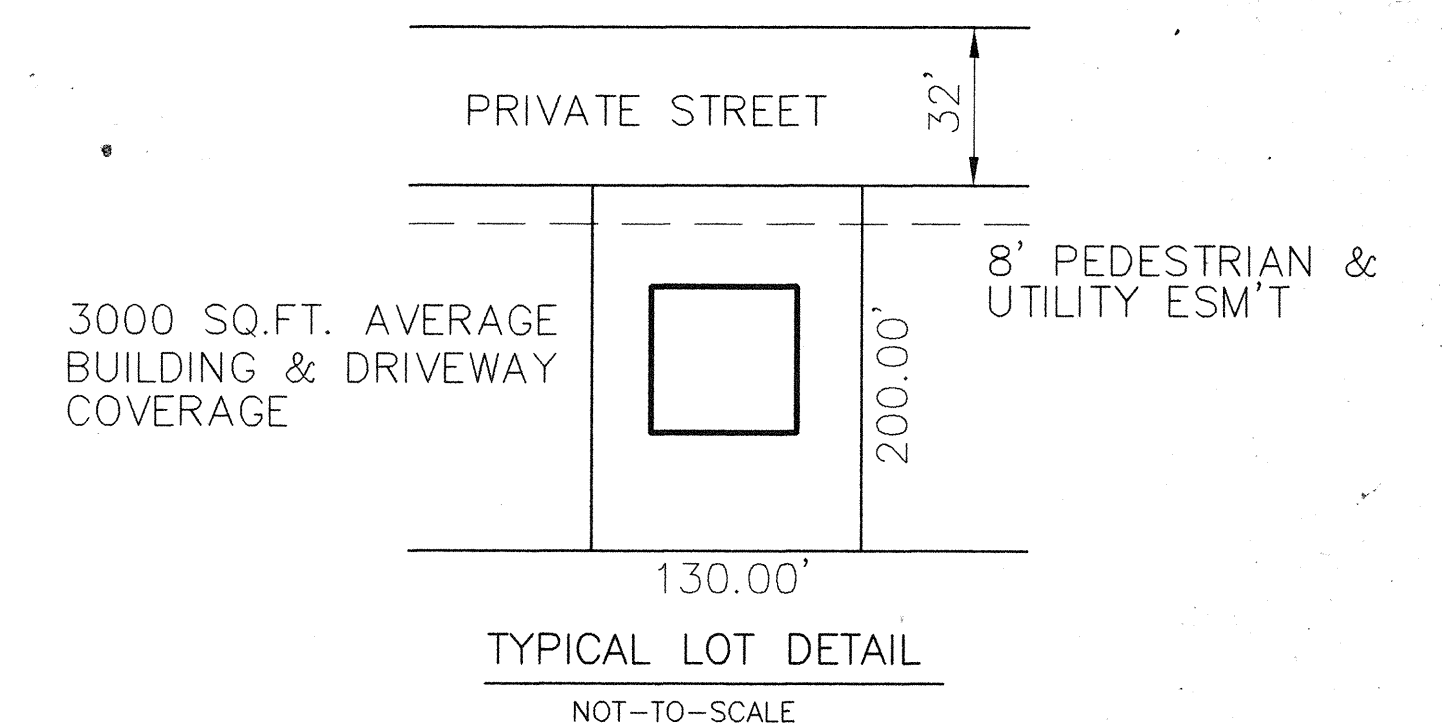
LEGEND:

— PUD/POADP
200' R. O/S
(X) PROPERTY OWNER INFORMATION



NOTE:
ALL CORNER LOTS SHALL COMPLY WITH THE CLEAR VISION AREA AS REQUIRED BY SEC 35-3339.

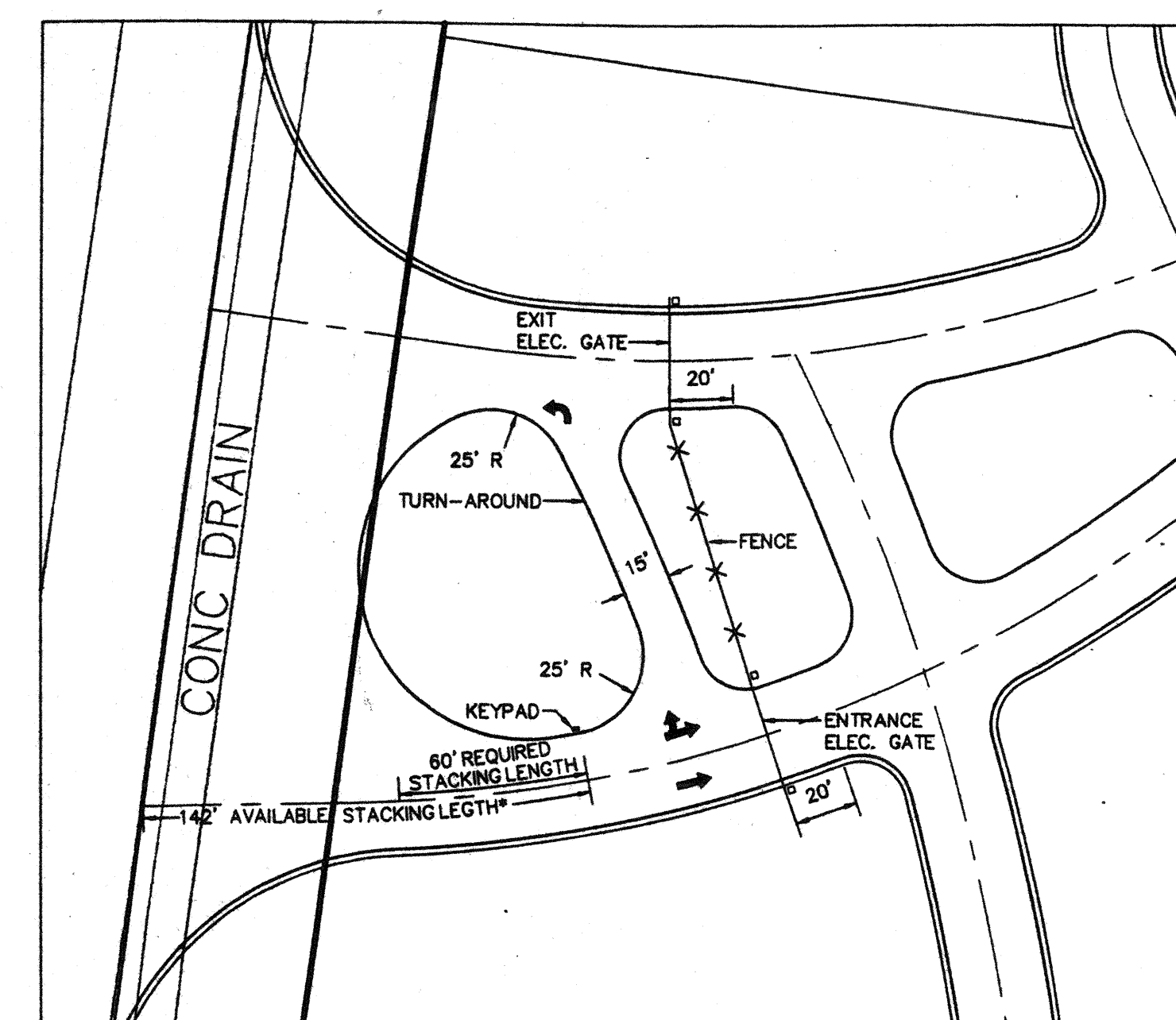
- NOTE:
1. DRAINS FROM STREETS ARE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 2. STREETS ARE 34' R.O.W. UNLESS OTHERWISE INDICATED AND ARE PRIVATE.
 3. SANITARY SEWER SYSTEM WILL BE INDIVIDUAL PRIVATE SEPTIC SYSTEMS.
 4. WATER SYSTEM TO BE DEDICATED TO THE BEXAR METROPOLITAN WATER DISTRICT.
 5. GATED ENTRY DETAIL TO BE SHOWN ON CONSTRUCTION DOCUMENTS FOR FIRST UNIT.
 6. INGRESS/EGRESS ROAD INTO TIMBERWOOD PARK FOR EMERGENCY USE ONLY.
 7. SITE DISTANCE REQUIREMENTS WILL BE ADDRESSED AT TIME OF PLATTING.



NOTE:
20' FRONT SETBACK
5' SIDE YARD SETBACK
ALL TYPICAL PERIMETER LOTS SHALL HAVE A 20' SETBACK EXCEPT THOSE LOCATED AROUND CUL-DE-SACS WHICH WILL HAVE A 10' SETBACK.

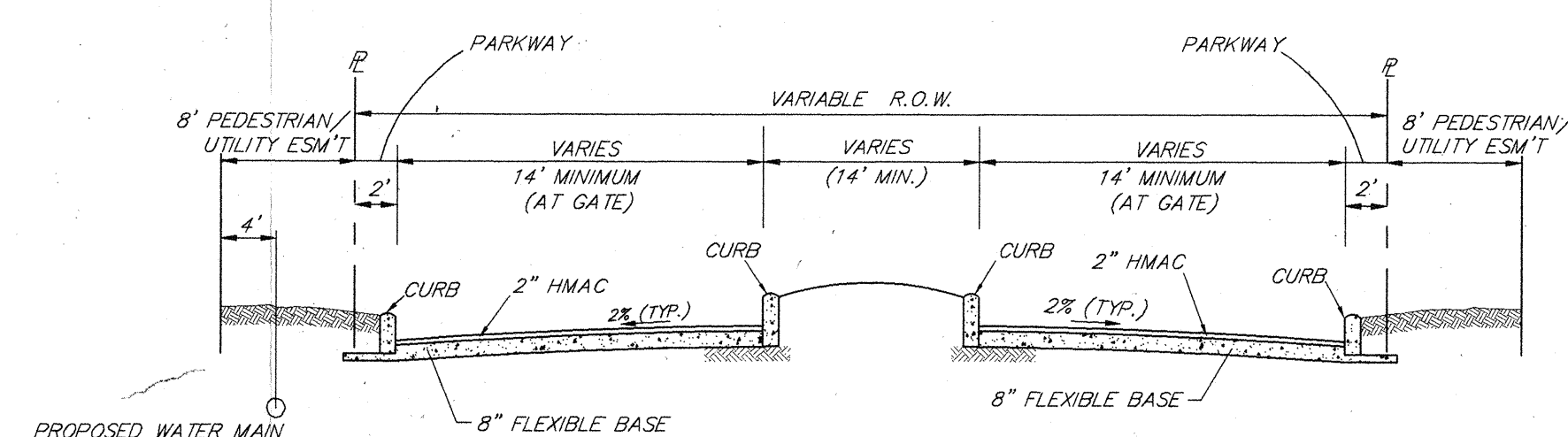
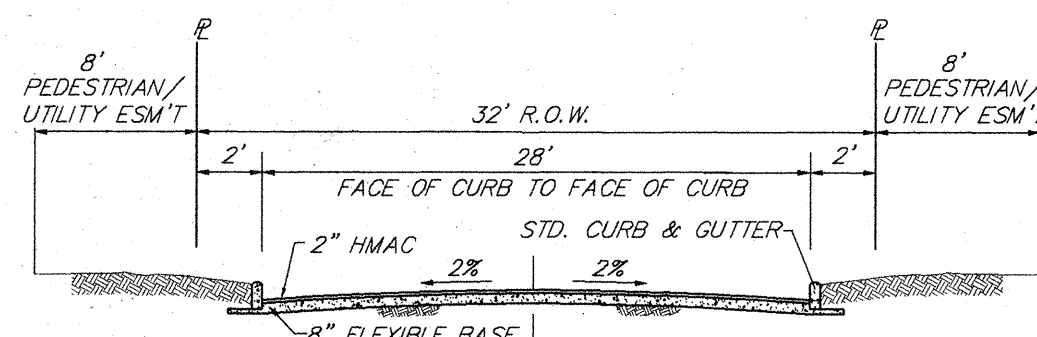
DEVELOPER:
GARRETT BROTHERS PROPERTIES
830 NE Loop 410, Suite 512
San Antonio, Texas 78209
Phone: (210) 826-2321
FAX: (210) 824-5253

SANITARY SEWER: INDIVIDUAL PRIVATE SEPTIC SYSTEMS
WATER: BEXAR METROPOLITAN WATER DISTRICT
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: GUADALUPE VALLEY TELEPHONE COMPANY



OPEN SPACE RATIO AND DENSITY TABLE							
UNIT	LAND USE	SIZE (Ac.)	# OF LOTS	DENSITY (LOTS/AC.)	BUILDING & DRIVEWAY COVERAGE (Ac.)	STREET R.O.W. (Ac.)	OPEN SPACE (Ac.)
1*	RESIDENTIAL/RECREATIONAL	36.90	44	1.19	3.03	4.30	29.67
2	RESIDENTIAL	57.73	81	1.40	5.58	5.60	46.55
3	RESIDENTIAL	69.13	78	1.13	5.37	5.50	58.26
TOTAL		163.76	203	1.24	13.98	15.40	134.38
							82.1

* UNIT-1 INCLUDES A 3.6 ACRE RECREATION LOT



PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

CLEMENTSON RANCH
(UNITS 1, 2 AND 3)

PUD/POADP PLAN

JOB NO. 4911.00 DATE: MARCH 29, 2000

APPROVED
PLANNED UNIT DEVELOPMENT

Planning Commission
S. J. Lim, 8-23-00
Chairman, 8-23-00

POADP #: 674
PUD #: 00-014

00-014

4911.00



A memo from the

CITY of SAN ANTONIO

Planning Department
Subdivision Office

TO: Pape-Dawson Engineers, Inc.

DATE: August 23, 2000

FROM: Michael O. Herrera, Planner II

COPIES TO: File

SUBJECT: # 00-0014

Name: Clementson Ranch

The plat or plan referenced above was heard by the
on the date shown.

☒ Planning Commission
☐ Director

The following action was taken:

☒ APPROVED
☐ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted
or payment of impact fees are paid (or filed).